

# LAND

# FOR SALE

Allamakee County, IA



**HIGH  
POINT**  
LAND COMPANY



[HIGHPOINTLANDCOMPANY.COM](http://HIGHPOINTLANDCOMPANY.COM)

RE #71735000-S

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

RE # B635461000

**CODY SCHWEINEFUS**

**JACOB HART**

**563-379-3398**

**507-259-1065**

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# Summary of Property

## 50+/- Acres • Allamakee County, IA

**Listing Price: \$525,000**

### **Description**

High Point Land Company is honored to present an excellent opportunity to purchase nearly 50 acres of prime recreational and pasture land just outside of Waterville, IA. This stunning property has much to offer to many buyer types in an area that seems to never become available for purchase.

This 50+/- acres consists of beautiful hardwood timber ridges, tillable farm land, pasture, live water spring, trail system, and 3 established outbuildings. The property has direct access from the east of Dry Hollow Rd, just 1 mile south of Highway 76. The hunting on the farm is exceptional for a tract of this size with a huge set of shed being found in the bottom pasture as well as deer and turkeys running all over every time I have been on the farm. There is a 7 acre tillable field currently in a corn and soybean rotation on the southwest side of the property currently being rented to a neighboring farmer and additional 7 acres of pasture on the northeast side currently being pastured. The tillable land and pasture land are rented for the 2024 year providing a great income source for both tenants. Combining pasture, timber, tillable land and live spring running through this beautiful setting makes this property a must see.

The other improvements on this property include a 14×32 lean-to, 16×20 shed-hay, 30×64 utility building and a small coral. These buildings are currently being used for storage of equipment for maintaining the property.

If you are interested in more information or a private showing on this rare opportunity, please give Land Specialist, Cody Schweinefus a call at 563-379-3398 or email [Cody@Highpointlandcompany.com](mailto:Cody@Highpointlandcompany.com)

### **Property Address:**

TBD Dry Hollow Rd, Waterville, IA 52170

### **Property Features:**

- Beautiful Hardwood Timber
- Established Buildings and Coral
- Exterior Fencing
- Live Water Spring

### **Driving Directions:**

From Waukon, IA, 8.9 miles east on IA-76, Turn right onto Dry Hollow Rd (south), continue 1.1 miles, property will be on your right, look for for sale sign.



100,000  
ACRES SOLD

# Property Photos





100,000  
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# Property Photos





100,000  
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100,000  
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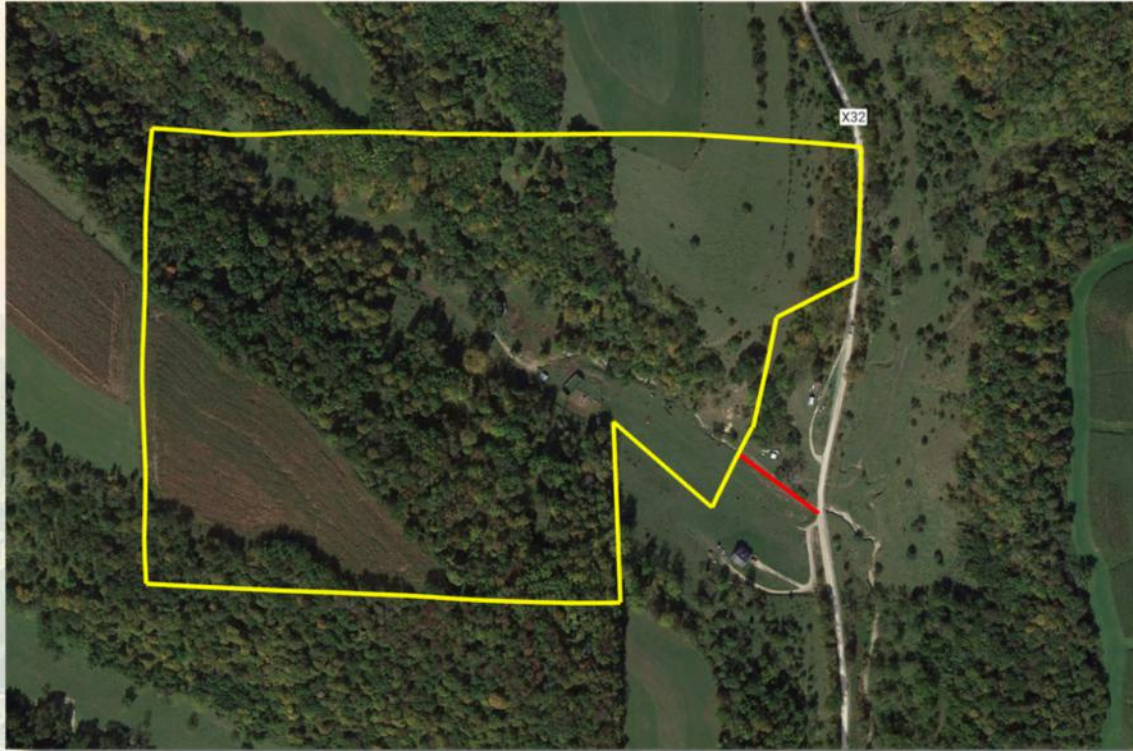
# Property Photos





**100,000**  
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# Aerial View





100,000  
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# Aerial Map



Maps Provided by:  
**surety**  
SUSTAINABLE ONLINE MAPPING  
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Boundary Center: 43° 10' 10.25, -91° 19' 50.08

0ft 360ft 719ft

**32-97N-4W**  
**Allamakee County**  
**Iowa**



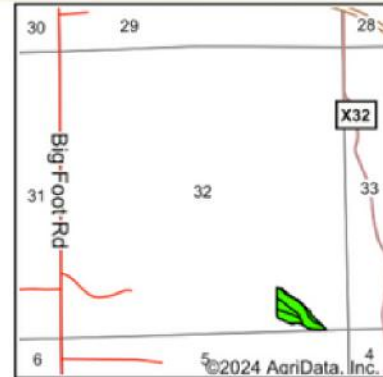
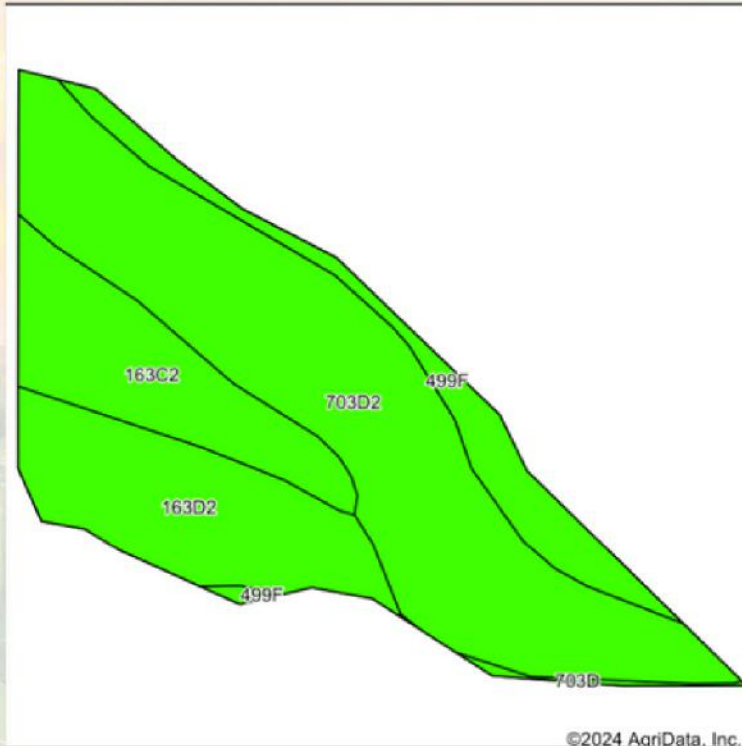
3/22/2024

Field borders provided by Farm Service Agencies as of 5/31/2008



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# Soil Map



State: **Iowa**  
 County: **Allamakee**  
 Location: **32-97N-4W**  
 Township: **Paint Creek**  
 Acres: **7.75**  
 Date: **3/8/2024**



Maps Provided By:  
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Soils data provided by USDA and NRCS.

Area Symbol: IA005, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
703D2	Dubuque silt loam, 9 to 14 percent slopes, moderately eroded	4.06	52.4%		IVe	13	21	52	51	51	44	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	1.57	20.3%		IIIe	46	58	78	78	66	62	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	1.30	16.8%		IIIe	72	68	81	81	69	66	
499F	Nordness silt loam, 18 to 25 percent slopes	0.82	10.6%		VIIIs	5	5	35	35	25	21	
<b>Weighted Average</b>						<b>3.95</b>	<b>28.7</b>	<b>34.7</b>	<b>*n 60.3</b>	<b>*n 59.8</b>	<b>*n 54.3</b>	<b>*n 48.9</b>

\*\*IA has updated the CSR values for each county to CSR2.

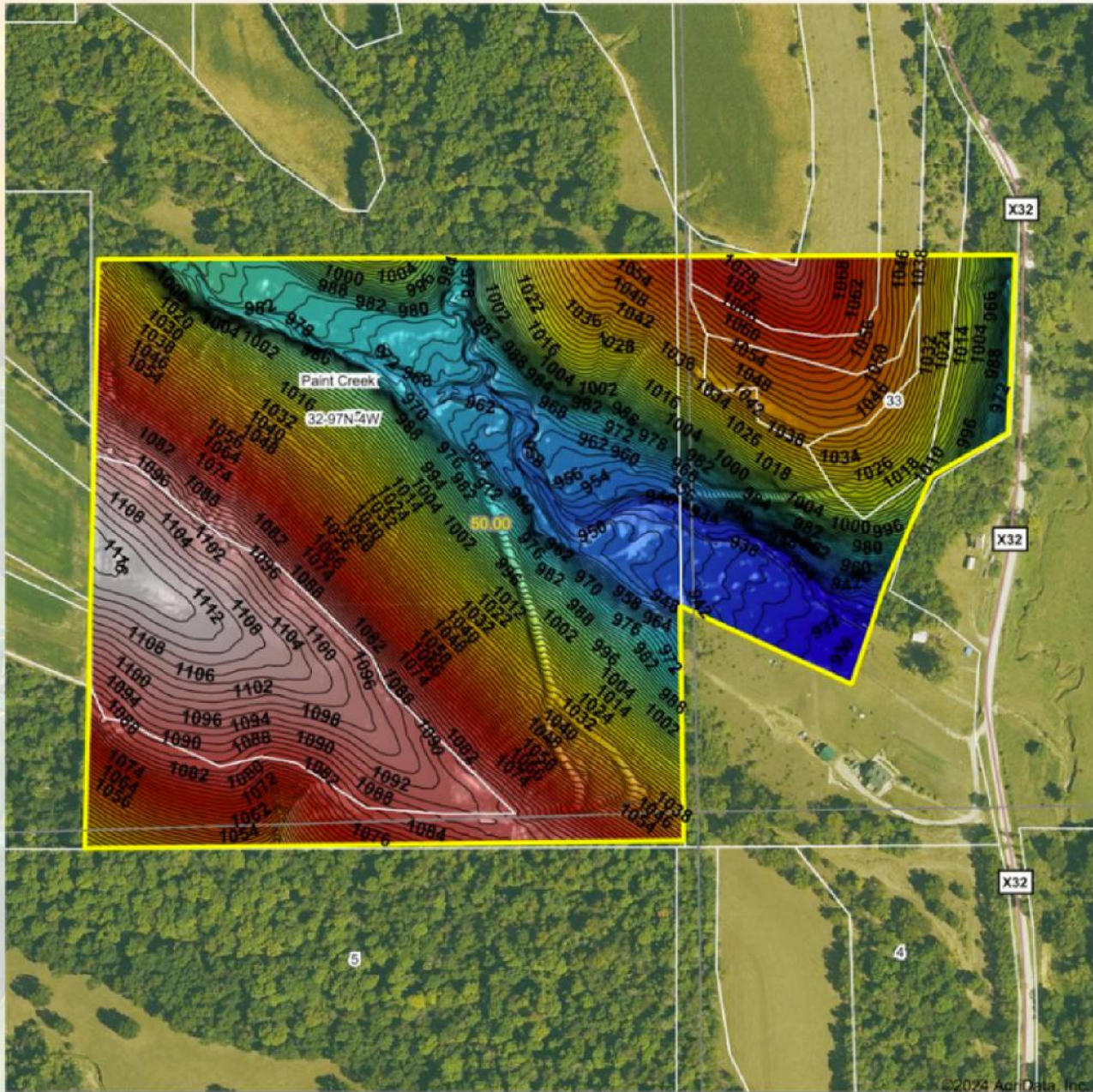
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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# Topo Map



Low Elevation High



Maps Provided By:



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Field features provided by Farm Service Agency as of 5/31/2023

Source: USGS 1 meter dem

Interval(ft): 2

Min: 927.3

Max: 1,117.4

Range: 190.1

Average: 1,032.1

Standard Deviation: 49.84 ft

0ft 342ft 684ft



3/22/2024

32-97N-4W  
Allamakee County  
Iowa

Boundary Center: 43° 10' 10.25, -91° 19' 50.08



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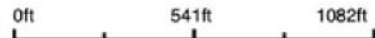
# Wetlands Map



State: **Iowa**  
 Location: **32-97N-4W**  
 County: **Allamakee**  
 Township: **Paint Creek**  
 Date: **3/22/2024**



Maps Provided By:  
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Classification Code	Type	Acres
R4SBC	Riverine	1.04
Total Acres		1.04

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>





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